

# Dunglass Mill Cottage

COCKBURNSPATH, TD13 5XE

**McEwan Fraser Legal**  
Solicitors & Estate Agents





## THE PROPERTY

McEwan Fraser Legal is delighted to bring to the market this charming one-bedroom cottage and successful holiday let business that's character comes from its uniqueness, making it an idyllic retreat and a lucrative purchase. Our client successfully rented out the property as a Superhost on Airbnb for over 300 days last year and it has been used in the past as a film location for the BBC.

Internally, the cottage comprises an entrance porch, leading to an internal passage leading to the bedroom and the main living room. The kitchen and bathroom lie through the living room. The cottage was built around the early 1700's and has been

## THE PROPERTY

owned by the same family since the 1950's. It has recently been sensitively renovated internally, still retaining its old world, rustic charm. Cosy and heated by two wood-burning stoves with a gas hob and hot water for the bath from mains water supply, the cottage is off-grid. It has no electricity which makes it particularly appealing to those looking for a digital detox.





## LIVING ROOM



## THE KITCHEN





# THE BEDROOM



## THE BATHROOM



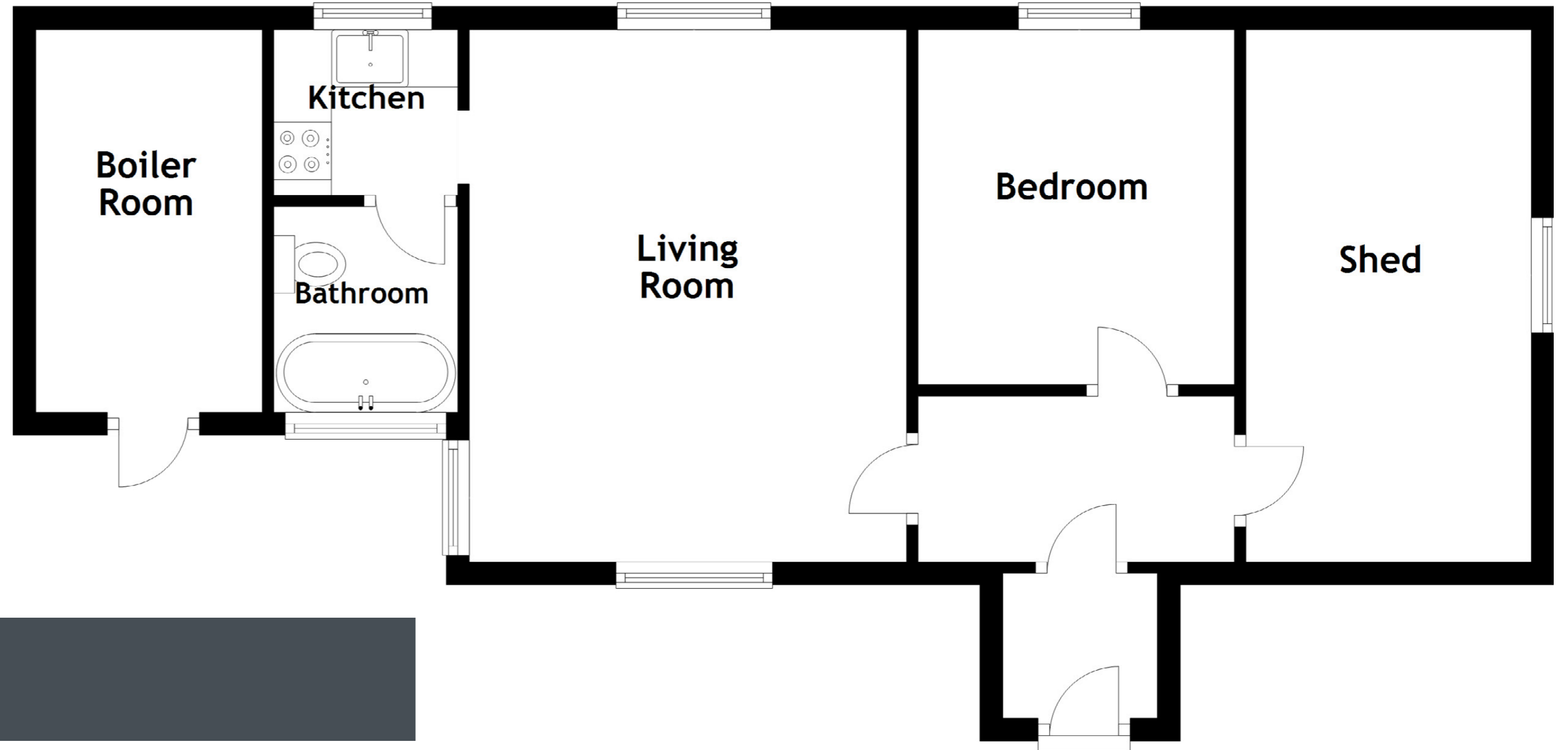
Approximate Dimensions  
(Taken from the widest point)

Living Room	4.63m (15'2") x 3.80m (12'6")
Kitchen	1.60m (5'3") x 1.44m (4'9")
Bedroom	3.09m (10'2") x 2.75m (9')
Bathroom	1.79m (5'10") x 1.65m (5'5")
Shed	4.48m (14'8") x 2.48m (8'2")
Boiler Room	3.23m (10'7") x 1.97m (6'5")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

Accounts can be made available upon request. This is a rare opportunity to acquire a lucrative rural business opportunity in a fantastic location.

## FLOOR PLAN





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## BOILER ROOM & GARDEN





## GARDEN

There is a spacious floored attic above the main cottage, lit by a skylight and accessible through a hatch in the internal passage. The Shed is currently used as a general store room for the wood supplies. The outhouse Boiler Room houses the calor gas hot water boiler. Outside the cottage meadow garden (slightly over 1/3 of an acre) is bordered by trees and stretches down to the picturesque river. The partially fenced garden includes pleasant seating areas as well as fruitful redcurrant, raspberry and gooseberry bushes.

Dunglass Cottage is located within a historic area in the Scottish Borders, close to the old Dunglass Estate, beside the historic Edinburgh to London Road and adjacent to Dunglass Burn which flows along the East Lothian border.



## THE LOCATION

The closest village is Cockburnspath accessible by a lovely riverside, woodland walk avoiding all the main roads. The newly opened Cockburnspath Community Shop provides all kinds of supplies, including milk, groceries, fresh fruit & veg and daily newspapers.





The cottage lies on the North Sea coast between Berwick-upon-Tweed and Edinburgh, a few miles from Dunbar. There are numerous attractive walks and beaches nearby. The John Muir Way runs on the other side of the river and the Southern Upland Way concludes nearby in Cockburnspath.

Coldingham, Tynningham, St Abbs and Eyemouth are a short drive away and the smuggler's haunt of Cove is a few miles south along the coast.

Nearby train stations are Dunbar (8 miles) and Berwick (21 miles). The nearby A1 creates a convenient road link to Edinburgh (53 minutes) and Newcastle (1 hour 43 minutes) away.





Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ANDREW DARCY**  
 Solicitor



Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

